

CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS

February 28, 2017

Present: Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, Commissioner Brady Quinn, Commissioner John Ellis, City Planner Greg Schindler, Assistant City Engineer Shane Greenwood, Staff Attorney Steven Schaefermeyer, Deputy Recorder Cindy Valdez

Others: See Attachment A

6:30 P.M.  
REGULAR MEETING

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call**

Chairman Mark Woolley welcomed everyone and noted that all Commissioners are present except Commissioner Morrissey and he is on his way.

**B. Motion to Approve Agenda**

**Commissioner Quinn made a motion to approve the February 28, 2017 Planning Commission Agenda. Commissioner Jolley seconded the motion. Vote was unanimous in favor.**

**C. Approval of the Minutes from the Meeting held on February 14, 2017**

**Commissioner Jolley motioned to approve the February 14, 2017 Planning Commission Meeting Minutes. Commissioner Ellis seconded the motion. Vote was unanimous in favor.**

**II. INFORMATIONAL ITEMS AND OTHER BUSINESS**

**A. Staff Business**

Staff Attorney Steven Schaefermeyer said at some point the question was asked “why we are collecting the speakers addresses,” so we went back and looked at the Public Meeting Law, and there was nothing referencing that, so we are recommending that you just ask for their name.

Commissioner Jolley said I like that comment about leaving the addresses out, I think people will feel more comfortable speaking.

Commissioner Holbrook said it would be good to ask what City they are from so we know if they are a resident of South Jordan or another City.

Commissioner Ellis said it is always nice to know if they live in our City or not.

Chairman Woolley said could we ask for the City that they live in.

Staff Attorney said that would be fine.

**B. Comments from Planning Commission Members**

None

**III. CITIZEN COMMENT**

Chairman Woolley opened for Citizen Comment. No speakers. He closed the Citizen Comment.

**IV. SUMMARY ACTION**

None

**V. ACTION**

None

**VI. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS**

**\*\*Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)**

**A.1 Issue: DUTCH HILL P.U.D. PHASE 3  
SUBDIVISION AMENDMENT**

**Address:** 1145 West Koch Drive

**File No:** PLPA201600896

**Applicant:** Daniel Sampson, XL Properties, LLC

City Planner Schindler reviewed background information on this item from the staff report.

Chairman Woolley opened up the Public Hearing to comments. There was none. He closed the Public Hearing.

**A.2 Potential Action Item – (See IV.A.1)**

**Council Member Morrissey motioned to approve File No. PLPLA201600869 amending lots 123 and 124 of Phase 1 and lots 201 and 213 of Phase 2 of the Dutch Hill P.U.D. developing with the following requirement:**

- **That the Applicant abandon and cap the existing water service lateral to lot 201 at the water main.**

**Council Member Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

**B.1     Issue:            URBAN CROSSING  
PRELIMINARY SUBDIVISION PLAT**

**Address:**     10604 South 2700 West  
**File No:**       SUB-2016.58  
**Applicant:**    Don Matthews, RDM Land and Development, LLC

City Planner Schindler reviewed background info on this item from the staff report.

Chairman Woolley said I just needed some clarification, are we requiring a masonry fence along the entire length of the canal.

City Planner Schindler said it is required in the code if it stubs against hazardous uses, and that is what the canal is considered.

Commissioner Holbrook said do they have approval to build a bridge over the canal.

City Planner Schindler said I am not sure, but the bridge is required by the City to be put in there.

Commissioner Holbrook said why are they requiring a bridge, they already have connectivity?

City Planner Schindler said they do not have connectivity on the other side. The ordinance says; “you need to have connection to the other subdivisions.”

Staff Attorney said it is our understanding that you submit the application to the Engineering Company that the Canal has hired, and they are the ones that will approve it.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

City Planner Schindler said I would like to make a correction on the fencing. It will be a 6ft vinyl fence.

Chairman Woolley re-opened the Public Hearing for comments.

**Alex Swenson, South Jordan** – said I am on the last lot in Covent Lane, so on the west side of my property will he need to put up a fence?

Chairman Woolley said yes, a masonry fence.

Mr. Swenson said the entire neighborhood has canal water coming down from the middle of the field to the bottom 3 houses, but we also have shared water, so I would need a pipe ran across the top from the canal to the back of my lot.

Chairman Woolley said Assistant City Engineer Greenwood can you address the water issue.

Assistant City Engineer Greenwood said I think it would be best if the applicant could address how they are going to do that.

Chairman Woolley closed the Public Hearing.

**Don Matthews (Applicant)** – said I will address some of the issues that have been addressed. We will be putting in a masonry fence along the backside of the far north side between lots 10, and 11. It will run down to the Swenson's property north and south, it will then jump across the street and pick up at Mr. McMullan's and will border his home, come back to 2700 W and will finish to the north end at lot 1. We are in agreement with City Planner Schindler that Canal Company is only requiring a vinyl fence. As far as the irrigation, Mr. McMullan and I have had several conversations in regards to the irrigation, It is unfortunate that on the plat map it is located in the wrong place, but we will updating that, and we do not have any other plan to add any other irrigation at this point. In regards to the bridge, we have all of the engineering completed, the application has been filled out, what we need now is for Mr. Klavano or City staff, to sign off on it so we can send it to the engineering company.

Chairman Woolley said would it be best for the applicant and the Swenson's to meet with the engineering department regarding the water situation.

Assistant City Engineer Greenwood said it would be best if they met with the project engineer Chris Clinger.

## **B.2 Potential Action Item – (See V.B.1)**

**Council Member Ellis motioned to approve a preliminary subdivision plat, File No. SUB-2016.58, allowing for subdivision of approximately 6.5 acres of land into 15 single-family residential lots. Commissioner Morrissey seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

### **C.1 Issue: ALMOND DENTAL PHASE 1 SITE PLAN**

**Address:** 10435 South 2200 West  
**File No:** PLSPR201600821  
**Applicant:** Keith Steurer, Avenue Consultants

City Planner Schindler reviewed background information on this item from the staff report.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

Council Member Morrissey said what would be going in building two.

**Keith Steurere, West Jordan** – said we represent Jeff Almond who is going to be the owner of this project, and he owns of the entire dental. He is a resident of South Jordan, but he is currently leasing space in West Jordan and he will be re-locating to South Jordan. His space of the building will be 51 percent, and he is in negotiations with the dance studio to take the other side of the building, there are two separate building's that will be separated by a firewall.

Commissioner Quinn said could you please explain the entrances to the building. I am trying to get a feel for the layout of the property.

Mr. Steurere said the entrance of the dental office would be located on 2200 W at the south end of the building. We do have connectivity to the sidewalk, and part of that requires a different setback requirement. The dance studio entrance will be located on the east side of the building. This layout is such that in 10 years from now, we could add more tenants, but for now it will be just the one.

Commissioner Jolley said have you spoken to the school or the school district about the high school kids parking in the parking lot, because the high school kids will start parking there at some point, so how are you going to police that?

Mr. Steurere said at this point we haven't had talked to the school, but once we get through the planning phase and get further along in the process we will reach out to the school.

## **C.2 Potential Action Item – (See VI.C.1)**

**Council Member Morrissey motioned to approve application PLSR201600821 to allow for construction of multi-tenant commercial building located at the southeast corner of 2200 West and South Jordan Parkway at approximately 10435 South 2200 West. Council Member Holbrook seconded the motion. Roll Call Vote was unanimous in favor.**

## **VII. PUBLIC HEARINGS AND POTENTIAL \*\*LEGISLATIVE ACTION ITEMS**

**\*\*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

**D.1 Issue: ORDINANCE NO. 2017-11 OF THE CITY COUNCIL OF THE CITY  
OF  
SOUTH JORDAN, UTAH, AMENDING SUBSECTION 16.04.230  
(DESIGN STANDARDS) OF THE SOUTH JORDAN CITY  
MUNICIPAL CODE AND ORDINANCE NO. 2017-12 OF THE CITY  
COUNCIL OF SOUTH JORDAN, UTAH, ADOPTING THE CITY'S  
CONSTRUCTION STANDARDS AND SPECIFICATIONS**

**Applicant: CITY OF SOUTH JORDAN**

Staff Attorney Steven Schaefermeyer said I just want to give you a little background on this item. The standards that have been attached to that giant document have existed for quite some time, the only reason that you are going through this is that there is an effort at the legislature to require these standards to be adopted, in the same way we would adopt any other land use ordinance. I believe there was some disagreement between Cities and Developers with potential litigation, and that type of thing that led to changes in the State Law. I have not looked at the current draft, but we are just trying to stay ahead of that effort. There is nothing changing in the standards. The one text amendment to our code is the first ordinance in your packet. What we did before was the City Engineer would adopt these specifications, but it would not go before any public body, but now we are saying that the City Council will be the one to adopt these specifications, and any change made moving forward will need to come back to the Planning Commission and the City Council. It will not be codified by Sterling Codifiers,

but it will be easy accessible. If you have any questions about the standards themselves, I will turn the time over to Assistant City Engineer Shane Greenwood.

Commissioner Holbrook said could you explain what the benefit is to the people as opposed to the developer.

Staff Attorney Schaefermeyer said some of the discussion we had early on was how this might be detrimental to Cities. For example, we have had street light standards so when a developer comes in we have two different vendors, both of these vendors were in these specifications, so they could choose either vendor, but one of the vendors stopped making our street lights, so now we just have the plans with the one vendor. You could go out and find a vendor on your own to build the streetlight, but we were able to remove those plans from our specifications and update them, so now it will need to come through the Planning Commission and City Council. The argument from the engineers is that as we fill out some of the issues as materials change, technology changes, there will be a need to update them more frequently. The benefit to the public would be the predictability, and the vetting of some of these requirements.

Chairman Woolley said coming from a development community standpoint, I think that what Staff Attorney Schaefermeyer said is 100 percent accurate this will give some predictability.

Commissioner Jolley said if we are going to change the standards would it be like APWA, they change their standards about every 4 years, so would we need to go through the process and adopt the 2014 version?

Staff Attorney Schaefermeyer said in the code, we have adopted the new version.

Chairman Woolley said I would like to propose the following if my fellow Commissioners agree. This is quite a substantial change, but we are also talking 530 pages of construction changes, and I do not think we have had time to go through them thoroughly. I think that if we get a redlined copy of any changes that have happened, and we had a couple of weeks to review the changes we would have a better understanding. I am recommending that because we have noticed the Public Hearing that we go ahead and have the Public Hearing tonight, but that we table it. If we could get the redlined copy as soon as possible we could review the changes, and then come back in a couple of weeks at the next meeting and we can review it.

Staff Attorney Schaefermeyer said Assistant City Engineer Shane Greenwood, do you know if there have been any changes made recently.

Assistant City Engineer Greenwood said there have been some changes in the last couple of weeks, so we can get you the redlined changes.

Chairman Woolley opened the public Hearing to comments. There was none. He closed the Public Hearing.

## **D.2 Potential Action Item – (See VI.C.1)**

**Council Member Ellis motioned to table this item, so we can get the redlined changes from staff to review, and bring it back in two weeks at the next Planning Commission Meeting on Tuesday**

**March 28, 2017. Commissioner Morrissey seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

Staff Attorney Schaefermeyer said is it your plan to email the City Engineer before we bring this back to the next meeting?

Chairman Woolley said once we get the redlined changes we can review them and if we have any questions we can email them to Assistant City Engineer Greenwood, so he will have already reviewed our feedback before the next meeting.

Commissioner Quinn said could we could get an email notification when the redline document is available.

**VIII. OTHER BUSINESS**

None


**ADJOURNMENT**

**Commissioner Morrissey motioned to adjourn. Commissioner Ellis seconded the motion. Motion was unanimous.**

**The February 21, 2017 Planning Commission meeting adjourned at 7:35 p.m.**

Meeting minutes prepared by Deputy Recorder Cindy Valdez.

**This is a true and correct copy of the February 28, 2017 Planning Commission minutes, which were approved on March 14, 2017.**

  
**South Jordan City Recorder**